

Applicant Mohammed Tajbakhsh
Location 768 S Jenkins
Case Number PD 12-36
Time 6:00-6:30 PM

Attendee	Stakeholder	Address	email	phone
Mohammed Tajbakhsh	applicant	768 S Jenkins	Tannaz101@you.come	412-1338
Alan Stacy	Neighboring owner	103 W Boyd	astacy@kfw.gs	701-0676
Amanda and Denton Stong	Neighboring employees	2129 Wheatland Dr	ahills@yahoo.com	808-3695
Susan Atkinson	Facilitator City staff			366-5392
Leah Messner	City Staff			217-7748
Terry Floyd	City Staff			366-5446
Ken Danner	City staff			366-5459

Application Summary. The applicant is seeking a *Norman 2025 Plan* amendment and to rezone his property which is currently zoned RO Residential-Office district. He is seeking C-2 Commercial Zoning with a Special Use Permit to allow a bar. The *Norman 2025 Land Use Plan* designation is Office. The .1586-acre parcel is located in the Campus Corner area.

Applicant's Opportunity. The applicant recently purchased the Greek House Restaurant, which has operated in this location since 1971. A two-room portion of the building has long been unused and the applicant would like to put it into productive use. He proposes to use the west half of the building for a bar and smoke shop.

Neighbors' Concerns. Neighbors in attendance were primarily concerned about two issues.

Casa Blanca, the historic building to the south of Greek House is used as an office for an oil and gas company. The company also leases space to other office tenants. (**verify**) The company's representative attended the Predevelopment meeting to express the company's concern about several issues related to this application.

Parking. He submitted numerous photos depicting restaurant patrons parking in Casa Blanca's parking lot. He alleged that restaurant patrons had damaged Casa Blanca property on more than one occasion through mishaps in the parking lot.

He also stated that the spaces on the east side of Greek House were not legal parking places but that restaurant patrons do park there throughout business hours. He asserted that these parking spaces were blocking the sidewalk and endangering pedestrians and also creating a sight distance hazard for traffic trying to exit the Casa Blanca or the restaurant's parking lot onto Jenkins Street.

Staff Comment. Staff clarified that the paved area on the east side of Greek House is located on public right-of-way and that there is no dedicated sidewalk there. The existing sidewalk is located against the building on private property.

Casa Blanca owner said he objected to the addition of more restaurant or bar space when the Greek House clearly does not have enough parking to accommodate their current demand, let alone additional demand generated by the bar.

Safety of their Employees. The company representative also stated that company employees occasionally work at the office next door to Greek House late at night. Some of these employees are female. He expressed concern for their safety with a bar operating next door.